

FEB 28 10 34 AM '00

BK 368 PG 95
W.F. FOWLER, JR. CLK.

GEORGE G. COLLINS and WILLIAM E. PASS, JR.

TO:

WARRANTY DEEDVANT ENTERPRISES PARTNERSHIP, a Mississippi General Partnership
and DEANN FOWLER

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **GEORGE G. COLLINS and WILLIAM E. PASS, JR.**, do hereby sell, convey and warrant unto **VANT ENTERPRISES PARTNERSHIP, a Mississippi General Partnership, a one-half undivided interest and unto DEANN FOWLER, a one-half undivided interest**, in and to the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

Tract 1: Lot 7, Phase 2, Hacks Cross Business Center situated in Section 12, Township 2 South, Range 6 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit: Being a portion of the Northwest Quarter of Section 12, Township 2 South, Range 6 West, in Olive Branch, DeSoto County, Mississippi and further described by metes and bounds as follows: Commencing at a fence corner post, commonly used as the northeast corner of the Southwest Quarter, of the Northwest Quarter of Section 12; thence South 00 degrees 10 minutes 52 seconds East a distance of 177.16 feet to the true POINT OF BEGINNING; thence South 00 degrees 10 minutes 52 seconds East, and with said East line, a distance of 210.00 feet to a point; thence South 89 degrees 49 minutes 08 seconds West, and with the North line of Lot 6, a distance of 265.00 feet to a point in the East line of Commerce Loop (60-foot R.O.W.); thence North 00 degrees 10 minutes 52 seconds West, and with said East line, a distance of 210.00 feet to a point; thence North 89 degrees 49 minutes 08 seconds East, and with the South line of Lot 8, a distance of 265.00 feet to the POINT OF BEGINNING and containing 55,650 square feet or 1.277 acres, more or less. Bearings are based on Mississippi (West) State Plane Grid (NAD 83). This property does not lie within the limits of a FEMA/FIRM identified flood prone zone (100-year) as shown on Community Panel 28033C 0065D dated May 3, 1990.

And:

Tract 2: Lot 8, Phase 2, Hacks Cross Business Center situated in Section 12, Township 2 South, Range 6 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit: Being a portion of the Northwest Quarter of Section 12, Township 2 South, Range 6 West, in Olive Branch, DeSoto County, Mississippi and further described by metes and bounds as follows: The POINT OF BEGINNING being at a fence corner post, commonly used as the northeast corner of the Southwest Quarter, of the Northwest Quarter of Section 12; thence South 00 degrees 10 minutes 52 seconds East a distance of 177.16 feet to a point; thence South 89 degrees 49 minutes 08 seconds West and with the north line of Lot 7, a distance of 265.00 feet to a point in the east line of Commerce Loop (60-foot R.O.W.); thence North 00 degrees 10 minutes 52 seconds West, and with said east line, a distance of 76.13 feet to a point; thence continuing along said east line along a curve to the left having a radius of 180.00 feet a distance of 77.09 feet (ch.= North 12 degrees 27

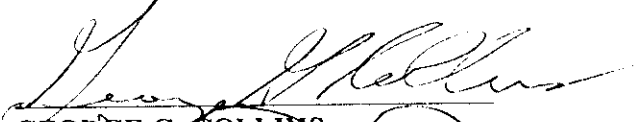
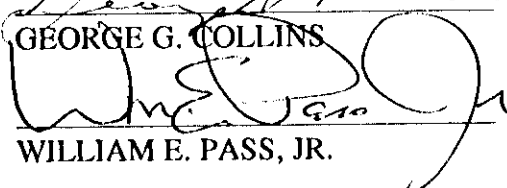
minutes 00 seconds West - 76.50 feet) to a point; thence North 24 degrees 43 minutes 10 seconds West a distance of 109.70 feet to a point; thence along a curve to the right having a radius of 25.00 feet a distance of 33.83 feet (chord = North 14 degrees 02 minutes 48 seconds East - 31.31 feet to a point; thence along a curve to the left having a radius of 230.00 feet a distance of 38.75 feet (chord = North 47 degrees 59 minutes 08 seconds East - 38.71 feet) to a point; thence North 43 degrees 13 minutes 27 seconds East a distance of 105.25 feet to a point; in the west right of way line of Highway 178; thence along said R.O.W. South 46 degrees 46 minutes 33 seconds East a distance of 300.00 feet to the POINT OF BEGINNING and containing 85,452 square feet or 1.962 acres, more or less. Bearings are based on Mississippi (West) State Plane Grid (NAD 83). This property does not lie within the limits of a FEMA/FIRM identified flood prone zone (100-year) as shown on Community Panel 28033C 0065 D dated May 3, 1990.

INDEXING INSTRUCTIONS: The herein conveyed property is located in the NW Quarter and the SW Quarter of the NW Quarter of Section 12, Township 2 South, Range 6 West, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch and DeSoto County, Mississippi and rights of ways for public roads, public utilities and restrictive covenants of record in Book 337, Page 575, Book 81, Page 587 and in Book 23, Page 194 of the Chancery Clerk's Office, DeSoto County, Mississippi. Further subject to drainage easement to State Highway Commission of Mississippi as recorded in Book 80, Page 147 of the Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2000 have been prorated as of the date of this instrument and shall be paid by the Grantees when and as due and possession shall be given with delivery of this instrument.

WITNESS OUR SIGNATURES, this the 23rd day of February, 2000.


 GEORGE G. COLLINS

 WILLIAM E. PASS, JR.

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, on this the 23rd day of February, 2000, the within named GEORGE G. COLLINS and WILLIAM E. PASS, JR., who acknowledged to me that they executed the above

and foregoing Warranty Deed on the day and date therein set forth.



T. L. L. L.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

2.15.08

Grantors' Address:

11760 Hwy 178
Olive Branch, MS 38654

Home Phone No: 895-7277

Work Phone No: 893-5250

Grantee's Address:

8961 Cockrum Ave
Olive Branch MS 38654

Home Phone No: 901-756-6474

Work Phone No: 601-895-1616

Prepared by and return to:

James E. Woods, Woods and Snyder, L.L.C.
P.O. Box 1456, Olive Branch, MS 38654 (895-2996)

DeAnn Fowler
8230 Waverly Cv.
Olive Branch, MS 38654
662-895-6495 h.m.
662-895-8300 wk.